# CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- November 18, 2022 VIRTUAL MEETING

THE ACTING CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA. IN THE EVENT THAT GOVERNOR PRITZKER ELECTS NOT TO EXTEND THE STATEWIDE DISASTER DECLARATION TO INCLUDE NOVEMBER 18, 2022, AN IN-PERSON MEETING MAY BE POSSIBLE, AND DETAILS WILL BE PROVIDED ON THE BOARD'S WEBSITE.

Approval of the minutes from the October 21, 2022, regular meeting of the Zoning Board of Appeals ("Board").

Approval of the agenda for the November 18, 2022, regular meeting of the Board.

## 9:00 A.M.

### **Special Use Extension Requests**

464-21-S ZONING DISTRICT: C1-2 WARD: 8

**APPLICANT:** Nigerian Islamic Assoc. of USA, Inc.

**OWNER:** Same as applicant

PREMISES AFFECTED: 8561 S. South Chicago Avenue

**SUBJECT:** Application for a special use to establish a religious assembly with

an accessory community center in an existing building.

Approved

465-21-S ZONING DISTRICT: M1-2 WARD: 8

**APPLICANT:** Nigerian Islamic Assoc. of USA Inc.

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 8550 S. South Chicago Avenue

**SUBJECT:** Application for a special use to establish an off-site accessory

parking lot to satisfy the required thirty-seven parking spaces to serve a proposed religious assembly at 8561 S. South Chicago

Avenue.

Approved

460-21-S ZONING DISTRICT: M1-2 WARD: 8

**APPLICANT:** Nigerian Islamic Assoc. of USA, Inc.,

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 8550 S. South Chicago Avenue

**SUBJECT:** Application for a Special use to establish a fifty-six space non-

accessory parking lot.

## Regular Call

404-22-Z ZONING DISTRICT: B3-1 WARD: 7

APPLICANT: Gwendolyn Bohannon
OWNER: Same as applicant
PREMISES AFFECTED: 2717 E. 92nd Street

**SUBJECT:** Application for a variation to establish a public place of

amusement license to convert an existing one-story commercial space to a banquet/ meeting hall and six rear parking spaces which

is located within 125' of a residential district.

Denied

405-22-Z ZONING DISTRICT: B3-1 WARD: 7

**APPLICANT:** Gwendolyn Bohannon

**OWNER:** Unity Pentecostal Church of Christ (Christ Universal Church of

Holiness)

PREMISES AFFECTED: 2711 E. 92nd Street

**SUBJECT:** Application for a variation to establish a six-stall parking lot to

serve a proposed banquet / meeting hall use located at 2717 E.

92nd Street.

Denied

**406-22-S APPLICANT:**ZONING DISTRICT: B1-2 WARD: 32
Jonathan Velez dba Johnlegendhands Barber Shop, LLC

**OWNER:** Public 2, LLC (Kei Hong Yuen)

**PREMISES AFFECTED:** 1617 N. Ashland Avenue

**SUBJECT:** Application for a special use to establish a barber shop.

Approved

407-22-S ZONING DISTRICT: DS-3 WARD: 25

APPLICANT: High Hopes Chicago, LLC Weinberg Development, LLC PREMISES AFFECTED: 622-24 W. Roosevelt Road

**SUBJECT:** Application for a special use to establish an adult use cannabis

dispensary.

• Approved with Conditions

408-22-Z ZONING DISTRICT: RM-5 WARD: 2

**APPLICANT:** 1508 State LLC Same as applicant **PREMISES AFFECTED:** 1508 N. State Parkway

SUBJECT: Application for a variation to reduce the rear setback from the

required 39.6' to 14.87', north side setback from 4.5' to 0.5' (south to be 5'), combined side yard setback from 10' to 5.5' for a proposed third floor addition, two roof top stair enclosures and an exterior stair to an existing seven dwelling unit building to be deconverted

to four dwelling units.

**APPLICANT:** 1508 State LLC Same as applicant **PREMISES AFFECTED:** 1508 N. State Parkway

**SUBJECT:** Application for a variation to increase the floor area ratio from 2.0

(13,200 square feet) to 2.18 (14,355) to for a proposed third floor addition, three rooftop stair enclosures and an exterior stair to an existing seven-dwelling unit building to be de-converted four

dwelling units.

Approved

410-22-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Harthill Corp.

OWNER: 1300 Addison, LLC

PREMISES AFFECTED: 1300 W. Addison Street

**SUBJECT:** Application for a special use to expand an existing tayern with a

rear outdoor patio.

Approved

411-22-Z ZONING DISTRICT: RT-4 WARD: 27

**APPLICANT:** RLW Property Preservation, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 2740 W. Warren Boulevard

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 2' to zero (west to be 3'), combined side yard setback from 3.5' to 3', rear setback from 34.41' to 24', for a proposed fourth floor rooftop stairway enclosure addition, second floor covered open rear deck and access stair, a third floor open rear deck and bridge connection to a proposed accessory coach house with roof deck. The existing three-story, two dwelling unit building to be converted to a single-family residence with a roof deck and to erect a one-car detached garage with an additional dwelling unit coach house that has a second-floor open access stair on the south

elevation and a roof deck above.

**APPLICANT:** RLW Properties Preservation, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 2740 W. Warren Boulevard

**SUBJECT:** Application for a variation to increase the existing floor area from

3,130.9 square feet to 3,206.59 square feet for a proposed fourth floor rooftop stairway enclosure addition, second floor covered open rear deck and access stair, a third floor open rear deck and bridge connection to a proposed accessory coach house with roof deck. The existing three-story, two dwelling unit building to be converted to a single-family residence with a roof deck and to erect a one-car detached garage with an additional dwelling unit coach house that has a second-floor open access stair on the south

elevation and a roof deck above.

Approved

413-22-Z ZONING DISTRICT: RT-4 WARD: 27

**APPLICANT:** RLW Property Preservation, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 2740 W. Warren Boulevard

SUBJECT:

Application for a variation to relocate the required 139.78 square feet of rear yard open space to a proposed accessory coach house building roof deck for a proposed fourth floor rooftop stairway enclosure addition, second floor covered open rear deck and access stair, a third floor open rear deck and bridge connection to a proposed accessory coach house with roof deck. The existing three-story, two dwelling unit building to be converted to a single-family residence with a roof deck and to erect a one-car detached garage with an additional dwelling unit coach house that has a second-floor open access stair on the south elevation and a roof deck above.

Approved

414-22-Z ZONING DISTRICT: RT-4 WARD: 32

**APPLICANT:** Patrick W. Blegen and Jodi L. Garvey

OWNER: Same as applicant

**PREMISES AFFECTED:** 2204 N. Oakley Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 2' for a new stair bridge connection that will access

a proposed roof top deck on an existing detached two car garage from an existing rear open balcony at an existing three-story, four

dwelling unit building.

**APPLICANT:** Patrcik W. Blegen and Jodi L. Garvey

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2204 N. Oakley Avenue

**SUBJECT:** Application for a variation to relocate the required rear yard open

space of 313.30 square feet on the roof of a garage to allow a new stair bridge connection that will access a proposed roof top deck on an existing detached two car garage from an existing rear open balcony for the existing three-story, four dwelling unit building.

Approved

416-22-Z ZONING DISTRICT: RT-4 WARD: 32

**APPLICANT:** Patrick W. Blegen and Jodi L. Garvey

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2204 N. Oakley Avenue

**SUBJECT:** Application for a variation to allow an increase in the area

occupied by an accessory building in a required rear setback by not more than the maximum 10% of the maximum allowable area of 867.60 square feet to allow a detached garage (361.56 square feet), three-car garage (520.57 square feet) 882.13 square feet for the

existing three-story, four dwelling unit building.

Approved

417-22-S ZONING DISTRICT: B3-3 WARD: 49

**APPLICANT:** Alexis Rivas dba Weird Girl Ink, LLC

**OWNER:** Paul J. Quetschke & Company

**PREMISES AFFECTED:** 1441 W. Morse Avenue

**SUBJECT:** Application for a special use to establish a body art service facility

on the first floor of an existing three-story building.

Approved

418-22-Z ZONING DISTRICT: RT-3.5 WARD: 44

**APPLICANT:** David Stern and Ann Monahan

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3738 N. Lakewood Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 14.86' to 6.75', north and south side setback from 2.4' each to zero, combined side yard setback from 6' to zero, rear setback from 37.15' to 3.12' for a proposed front open porch with balcony above, rear two-story addition, third floor addition to an existing two-story, two dwelling unit building to be deconverted to a single-family residence with a new detached garage and roof

deck.

**APPLICANT:** David Stern and Ann Monahan

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3738 N. Lakewood Avenue

**SUBJECT:** Application for a variation to increase the building height from the

maximum 35' to 36.25' zero for a proposed front open porch with balcony above, rear two-story addition, third floor addition to an existing two-story, two dwelling unit building to be deconverted to a single-family residence with a new detached garage and roof

deck.

Approved

420-22-Z ZONING DISTRICT: RT-3.5 WARD: 44

**APPLICANT:** David Stern and Ann Monahan

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3738 N. Lakewood Avenue

**SUBJECT:** Application for a variation to allow the expansion of the existing

floor area by 42.155 square feet for a proposed front open porch with balcony above, rear two-story addition, third floor addition to an existing two-story, two dwelling unit building to be deconverted to a single-family residence with a new detached garage and roof

deck.

Approved

421-22-Z ZONING DISTRICT: RT-3.5 WARD: 44

**APPLICANT:** David Stern and Ann Monahan

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3738 N. Lakewood Avenue

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 241.48 square feet to zero for a proposed front open porch with balcony above, rear two-story addition, third floor addition to an existing two-story, two dwelling unit building to be deconverted to a single-family residence with a new detached

garage and roof deck.

Approved

422-22-Z ZONING DISTRICT: RS-3 WARD: 1

**APPLICANT:** Jeffrey A. Brennan & Allison E. Batzel

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1741 N. Mozart Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 28' to 23.39' to erect a partially covered rear open deck and bridge connection at 5.67' in height, an open access stair on west elevation of proposed accessory building that projects out 5.83' and is 11.08' in height for he proposed detached two-car garage with roof deck that will serve the existing two-story, single-

family residence.

**APPLICANT:** Jeffrey A. Brennan and Allison E. Batzel

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1741 N. Mozart Street

**SUBJECT:** Application for a variation to relocate rear yard open space of 225

square feet to the proposed accessory building roof deck for a proposed partially covered first floor rear open deck at 5.67' and second floor rear open deck at 15.25' in height on the existing principal two-story, single-family residence that will include a

proposed detached two-car garage with roof deck.

Approved

424-22-S ZONING DISTRICT: M1-1 WARD: 47

APPLICANT: Maryville Academy
OWNER: Bryton Addison, LLC
PREMISES AFFECTED: 2608 W. Addison Street

**SUBJECT:** Application for a special use to establish a transitional shelter.

Approved

425-22-Z ZONING DISTRICT: B2-5 WARD: 26

**APPLICANT:** 1237 N. California HHDC, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1237 N. California Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 4.65' to 3', north side setback from 2.67' to zero, rear setback from 30' to zero for a proposed six-story, forty dwelling unit building with an attached fourteen car garage with seven unenclosed parking spaces, one unenclosed loading space and

fencing exceeding 6' in height.

Approved

426-22-Z ZONING DISTRICT: B2-5 WARD: 26

**APPLICANT:** 1237 N. California HHDC, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1237 N. California Avenue

**SUBJECT:** Application for a variation to eliminate the 7' landscape setback

(with trees, shrubs, and ornamental metal fence) and to allow a 6' high masonry screen wall to be installed along W. Crystal St. instead of the required maximum 5' high ornamental metal fence for the proposed six-story, multi-unit building with forty dwelling

units and on-site parking.

**APPLICANT:** Evergreen Imagine JV, LLC

**OWNER:** City of Chicago **PREMISES AFFECTED:** 751-57 W. 79th Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 8' for a proposed five-story building with thirty dwelling units above the ground floor, ground floor general restaurant and retail and an attached eight car garage with six unenclosed off-street parking spaces and one unenclosed loading

zone accessed by a public alley.

Approved

428-22-Z ZONING DISTRICT: B3-3 WARD: 17

**APPLICANT:** Evergreen Imagine JV, LLC

**OWNER:** City of Chicago **PREMISES AFFECTED:** 751-57 W. 79th Street

**SUBJECT:** Application for a variation to not comply with the pedestrian street

building location standards to allow a proposed five-story building with thirty dwelling units above the ground floor general restaurant and retail and an attached eight car garage with six unenclosed off-

off-street parking spaces and one unenclosed loading zone

accessed by a public alley.

Approved

**429-22-S ZONING DISTRICT: B1-1 WARD: 29** 

**APPLICANT:** Jares Blade Masters LLC

**OWNER:** Jake Rule Jr.

**PREMISES AFFECTED:** 6142 W. North Avenue

**SUBJECT:** Application for a special use to establish a barber shop.

Approved

430-22-Z ZONING DISTRICT: RT-3.5 WARD: 47

**APPLICANT:** JBMM Investments, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2015 W. Addison Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 11' to 9.7', west setback from 2' to 0.1' (east to be 2.85'), combined side yard setback from 4.8' to 2.95' for a proposed two-story addition and a new rear two-story addition and a second story front porch and a new rear deck on an existing two-story,

single-family residence with basement and front porch.

431-22-S ZONING DISTRICT: M1-1 WARD: 27

APPLICANT: Lil' Kickers Illinois, LLC
OWNER: 1901 W. Lake Street, LLC
PREMISES AFFECTED: 1901-21 W. Lake Street

**SUBJECT:** Application for a special use to establish a sports and recreation,

participant (children's activity facility).

• Approved

432-22-S ZONING DISTRICT: C1-2 WARD: 1

**APPLICANT:** World of Weed, Inc.

**OWNER:** Dae Kim

**PREMISES AFFECTED:** 3115 W. Armitage Avenue

**SUBJECT:** Application for a special use to establish an adult use cannabis

dispensary.

• Continued to December 16, 2022

433-22-Z ZONING DISTRICT: RT-4 WARD: 6

**APPLICANT:** Little Angels Family Daycare II, Inc.

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 6706 S. Emerald Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 43.5' to 22' for a proposed two-story day care use with an attached one car garage and three unenclosed parking spaces.

Approved

434-22-Z ZONING DISTRICT: RT-4 WARD: 6

**APPLICANT:** Little Angels Family Daycare II, Inc.

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 6706 S, Emerald Avenue

**SUBJECT:** Application for a variation to reduce the required off-street parking

from five spaces to four for a proposed two-story daycare with an attached one-car private garage and three unenclosed parking

spaces.

Approved

435-22-Z ZONING DISTRICT: B1-1 WARD: 4

**APPLICANT:** Enchanted Rock 3, LLC

**OWNER:** Commonwealth Edison Company

**PREMISES AFFECTED:** 626 E. 40th Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 12.6' to zero, rear setback from 31.54' to zero, west

setback from 5' to 3' for a proposed 16.79' high solid masonry wall

and the installation of electrical equipment.

APPLICANT: Ider Maldonado
OWNER: Same as applicant
PREMISES AFFECTED: 2949 N. Lotus Avenue

**SUBJECT:** Application for a variation to reduce the south side setback from

the required 2.4' to 1.92' (north to be 3.08'), combined side yard setback from 6' to 5' for a proposed third floor and rear two-story

addition to the existing two-story, single-family residence.

• Approved

437-22-Z ZONING DISTRICT: RS-3 WARD: 31

APPLICANT: Ider Maldonado
OWNER: Same as applicant
PREMISES AFFECTED: 2949 N. Lotus Avenue

**SUBJECT:** Application for a variation to expand the existing floor area by

352.86 square feet for a proposed third floor and a rear two-story

addition on an existing two-story single-family residence.

Approved

438-22-Z ZONING DISTRICT: RT-4 WARD: 28

**APPLICANT:** Baoliang Song

**OWNER:** Baoliang Song and Haiying LI **PREMISES AFFECTED:** 1448 W. Flournoy Street

**SUBJECT:** Application for a variation to reduce the front setback from 13.34'

to 1.91', east side setback from 2' to 1.16' (west to be 2.25')

combined side yard setback from 4.8' to 3.41' for a proposed three-story, two dwelling unit building with a detached two car garage

with a roof top deck.

• Continued to January 20, 2022

439-22-S ZONING DISTRICT: RS-2 WARD: 50

**APPLICANT:** Cheder Lubavitch Hebrew Day School Inc.

**OWNER:** Same as applicant

PREMISES AFFECTED: 7400-10 N. California Avenue / 2800-10 W. Jarvis Avenue

**SUBJECT:** Application for a special use to establish a parking lot.

Approved

440-22-S ZONING DISTRICT: RS-2 WARD: 50

**APPLICANT:** Cheder Lubavitch Hebrew Day School Inc.

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 7400-10 N. California Avenue / 2800-10 W. Jarvis Avenue

**SUBJECT:** Application for a special use to provide required accessory off-site

parking for an existing school at 7350 N. California Avenue which is located not more than 600' from the served use to allow a new

second floor addition to an existing two-story school.

**APPLICANT:** Cheder Lubavitch Hebrew Day School Inc.

**OWNER:** Same as applicant

PREMISES AFFECTED: 7400-10 N. California Avenue / 2800-10 W. Jarvis Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the required 20' to 1.15', west side setback from 12.5' to 2' (east to be

required 20' to 1.15', west side setback from 12.5' to 2' (east to b 1.15'), combined side yard setback from 37.51' to 3.15' for a

proposed parking lot.

• Approved

442-22-Z ZONING DISTRICT: RS-2 WARD: 50

**APPLICANT:** Cheder Lubavitch Hebrew Day School, Inc.

**OWNER:** Same as applicant

PREMISES AFFECTED: 7400-10 N. California Avenue / 2800-10 W. Jarvis Avenue

**SUBJECT:** Application for a variation to eliminate the required hose bibs\* for

the required accessory off-site parking lot for an existing private

school located at 7320-50 N. California Avenue.

• Approved

443-22-Z ZONING DISTRICT: RS-2 WARD: 50

**APPLICANT:** Cheder Lubavitch Hebrew Day School, Inc.

**OWNER:** Same as applicant

PREMISES AFFECTED: 7320-50 N. California Avenue / 2801-11 W. Jarvis Avenue

**SUBJECT:** Application for a variation to increase the maximum floor area

from 0.65 (21, 506 square feet) to 0.90 (29,625 square feet) for a proposed second floor addition to the existing two-story school.

Approved

444-22-Z ZONING DISTRICT: RS-3 WARD: 28

**APPLICANT:** Vista Holdings, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1333 S. Claremont Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 12' to 5' for a proposed two-story single-family residence.

Approved

445-22-Z ZONING DISTRICT: RS-3 WARD: 28

APPLICANT: Vista Holdings, LLC OWNER: Same as applicant

**PREMISES AFFECTED:** 1333 S. Claremont Avenue

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 225 square feet with a minimum diameter of 12' to

zero for a proposed two-story, single-family residence.

Approved

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<sup>\*</sup>Amended at hearing

446-22-S ZONING DISTRICT: B3-5 WARD: 5

**APPLICANT:** Parkview Mart, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 6700 S. Jeffery Boulevard

**SUBJECT:** Application for a special use to establish a gas station with an

accessory retail convenience store.

• Continued to January 20, 2022

447-22-Z ZONING DISTRICT: B3-5 WARD: 5

**APPLICANT:** Parkview Mart, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 6700 S. Jeffery Boulevard

**SUBJECT:** Application for a variation to reduce the south side setback from

the required 4.5' to zero for a proposed gas station with an

accessory convenience store.

• Continued to January 20, 2022

448-22-Z ZONING DISTRICT: RS-3 WARD: 36

**APPLICANT:** Ulises and Marjorie Sanabria

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2213 N. Lamon Avenue

**SUBJECT:** Application for a variation to increase the maximum floor area

from the existing 2,574.11 square feet to 3,686.11 square feet (increase of 272.61 square feet) for a proposed rear first and second floor addition and a rear deck on the existing three-story

single-family residence.

Approved

449-22-Z ZONING DISTRICT: RS-3 WARD: 36

**APPLICANT:** Ulises and Marjorie Sanabria

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2213 N. Lamon Avenue

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 246.53 square feet to zero for a proposed rear first and second floor addition and rear deck to the existing three-story,

single-family residence.

Approved

450-22-Z ZONING DISTRICT: RS-3 WARD: 36

**APPLICANT:** Ulises and Marjorie Sanabria

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2213 N. Lamon Avenue

**SUBJECT:** Application for a variation to reduce the north side setback from

the required 2.4' to 2.26' (south to be 2.64'), combined side yard setback from 6' to 4.9' for a proposed first and second floor addition and rear deck to the existing three-story single-family

residence.

**APPLICANT:** Sarah Ansari and Rehan Haque

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2044-46 W. Erie Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.02' to 26' for a proposed rear one-story addition to connect a two-story single-family residence and roof top deck to a

rear detached two car garage.

• Approved

452-22-S ZONING DISTRICT: B3-3 WARD: 46

**APPLICANT:** 4100 Sheridan, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 4102 N. Sheridan Road

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed transit served, four-story, thirty-two dwelling unit (twenty-seven dwelling units and five efficiency units) building with sixteen parking spaces and thirty-two bicycle

spaces on-site.

• Approved

453-22-S ZONING DISTRICT: M2-3 WARD: 25

**APPLICANT:** Raina 24th Western, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2448 W. 24th Street

**SUBJECT:** Application for a special use to establish a dual lane drive through

to serve a proposed fast-food restaurant.

• Continued to January 20, 2022

454-22-S ZONING DISTRICT: DX-7 WARD: 3

APPLICANT: Westside Visionaries, LLC
OWNER: Michael J. O' Malley
PREMISES AFFECTED: 1233 S. Wabash Avenue

**SUBJECT:** Application for a special use to establish an adult use cannabis

dispensary.

Approved

#### **CONTINUANCES**

293-22-Z ZONING DISTRICT: B3-1 WARD: 9

APPLICANT: Andre Nalls
OWNER: Same as applicant
PREMISES AFFECTED: 613-15 E. 103rd Street

**SUBJECT:** Application for a variation to establish a public place of

amusement license to provide event space, live entertainment, music, and DJ which is located within 125' of a residential zoning

district.

294-22-S ZONING DISTRICT: DX-7 WARD: 42

**APPLICANT:** PTS Corp. and Bio-Pharm, LLC

**OWNER:** 605 N. Clark Street **PREMISES AFFECTED:** 605 N. Clark Street

**SUBJECT:** Application for a special use to establish an adult use cannabis

dispensary.

• Approved with Conditions

310-22-Z ZONING DISTRICT: RS-2 WARD: 21 APPLICANT: LeAnthony Brown / Fathers, Brothers, Sons, Inc.

**OWNER:** Same as applicant **PREMISES AFFECTED:** 8215 S. LaSalle Street

**SUBJECT:** Application for a variation to reduce the north side setback from 4'

to 1.82' (south to be 3.71') combined side yard setback from 9' to 5.53' for a proposed second floor addition and a rear two-story addition with open deck and balcony for the existing single-family

residence.

• Continued to February 17, 2022

329-22-S ZONING DISTRICT: C1-3 WARD: 32

**APPLICANT:** Jann Dragovich **OWNER:** Same as applicant

PREMISES AFFECTED: 2350 N. Clybourn Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor by converting an existing commercial unit in an existing three-story, two dwelling unit building to a three-story,

three dwelling unit building.

• Continued to February 17, 2022

330-22-Z ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: 3615 N. Wilton, LLC OWNER: Same as applicant PREMISES AFFECTED: 3615 N. Wilton Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 36.08' to 22', north side setback from 2.5' to zero (no south side setback required which abuts an alley), for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing three-story, three dwelling unit building to be converted to five dwelling

units.

• Approved

**APPLICANT:** 3615 N. Wilton, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 3615 N. Wilton Avenue

**SUBJECT:** Application for a variation to relocate the required 180 square feet

of rear yard open space onto a proposed garage roof deck, for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing three-story, three dwelling unit building to be converted to five

dwelling units.

Approved

332-22-Z ZONING DISTRICT: RM-5 WARD: 44

**APPLICANT:** 3615 N. Wilton, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 3615 N. Wilton Avenue

**SUBJECT:** Application for a variation to increase the floor area that has been

in existence for more than 50 years from 6,014 square feet to 6,581 square feet (567 square feet) for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing three-story, three dwelling unit

building to be converted to five dwelling units.

• Approved

333-22-Z ZONING DISTRICT: RM-5 WARD: 44

**APPLICANT:** 3615 N. Wilton, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 3615 N. Wilton Avenue

**SUBJECT:** Application for a variation to reduce the off-street required parking

spaces from five to three for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing three-story, three dwelling unit

building to be converted to five dwelling units.

Approved

339-22-Z ZONING DISTRICT: RS-3 WARD: 30

**APPLICANT:** 3425 Lawndale Apartments, LLC **OWNER:** The Catholic Bishop of Chicago **PREMISES AFFECTED:** 3401 N. Lawndale Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 50' to 9.83', north side setback from 51.5' to 0.58', south side setback from 51.5' to 5.36' to permit the division of an

improved zoning lot where the existing church, school and rectory

shall remain.

Denied

**APPLICANT:** 3425 Lawndale Apartments, LLC **OWNER:** Catholic Bishop of Chicago **PREMISES AFFECTED:** 3401 N. Lawndale Avenue

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 3,468.43 feet to 2,179.03 square feet to allow the division of an improved zoning lot. The existing church, rectory

and school shall remain.

• Denied

341-22-Z ZONING DISTRICT: RS-3 WARD:30

**APPLICANT:** 3425 Lawndale Apartments, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3425 N. Lawndale Avenue

**SUBJECT:** Application for a variation to reduce the front setback on N.

Monticello from the required 14.27' to 8.47', south side setback from 18' to 12.32' to allow the division of an improved zoning lot.

The existing church, school and rectory shall remain.

Denied

342-22-Z ZONING DISTRICT: RS-3 WARD: 30

**APPLICANT:** 3425 Lawndale Apartments, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3425 N. Lawndale Avenue

**SUBJECT:** Application for a variation to increase the floor area ratio for a

non-residential use from 0.9 to 1.29 to allow the division of an improved zoning lot. The existing church, school and rectory shall

remain.

• Denied

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 199-22-Z, 200-22-Z, 210-22-S, 216-22-Z, 11-22-S, 231-22-S, 61-21-S, 269-22-S, 282-22-Z, 283-22-Z and 288-22-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its October 21, 2022 regular meeting, with the exception of Board Cal. Nos. 345-22-S, 346-22-S, 358-22-S and 365-22-Z.

Approval of the Board's written closed session minutes from May 2022 through October 2022.

Adjournment.